

Section 45. Concept Plans

- A. **PURPOSE.** The Concept Plan is intended to provide the Planning and Zoning Commission and the City Council with the information and data that is necessary to assess the merits of requests for rezoning.
- B. **WHEN REQUIRED.** Approval of a Concept Plan shall be required in connection with a request for rezoning of any specific parcel of land when requesting zoning for the following zoning districts: R-3.5, R-3.75, R-5.0, R-MF, R-TH, R-MH, R-MODH, P-O, C-N, C-C, CBD, G-V, HCO, HC, LB, LI, BP, RA, or when a plat, (preliminary, final or replat) is filed unless one has been approved with a zone change request.
- C. **CONTENT OF CONCEPT PLAN.** A Concept Plan shall include all of the following information in graphic representation or written document as appropriate, and shall be prepared by a registered architect, registered engineer or registered surveyor.
 - 1. Legal description and a survey or plat certified by a registered land surveyor, showing date, scale, north point, property boundary lines, dimensions and easements.
 - 2. Applicant's name and address and their legal interest in the subject property.
 - 3. Owner's name and address, if different from applicant, with owner's signed consent to the filing of the application.
 - 4. Zoning classification and present use of subject property.
 - 5. Land use designation as contained in the Comprehensive Master Plan.
 - 6. Conceptual representation of proposed use.
 - 7. Conceptual representation of vehicular circulation within the subject site.
 - 8. Conceptual representation of points of connection to the public right-of-way.
 - 9. Computation of proposed number of dwelling units and the total acreage for residential use and the approximate square footage of building, by type, for non-residential use.
 - 10. Conceptual landscaping and buffer plan.
 - 11. Description of how essential public services, including water, sewer, drainage and solid waste, will be provided.
 - 12. Description of any proposed grading, regrading or fill that is proposed on the

subject site.

13. Maximum number of parking spaces.
14. Other information the applicant and/or owner might wish to include.
15. The names, addresses and telephone numbers of all professional consultants, if any, advising the applicant with respect to the proposed rezoning.
16. Street address (or common description) of the property.
17. A graphic rendering of the existing site conditions, which depicts all significant natural, topographical and physical features of the subject property including contours; location and extent of tree cover; location and extent of water courses, marshes and flood plains on the subject property; and existing drainage patterns.
18. Vicinity map indicating the area in which the property is located.
19. Any other information that may be required by the Director of Development Services deemed necessary.
20. A Tree Preservation Permit may be required by the City Council in accordance with Section 52.D.1. The Tree Preservation Permit shall be in accordance with Section 52.E.

Each applicant shall file one (1) mylar and two (2) blueline copies of all conceptual or graphical representations required herein, in a size sufficient to clearly show all information required, and a copy reduced to 11" X 17", and other necessary copies of written documents.

- D. EFFECT OF CONCEPT PLAN. All subsequent site plans shall conform to the Concept Plan approved with the zoning application or plat.